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Ty Plocyn
1 Cardiff Road
Llantrisant
Pontyclun
CF72 8DG

Ty Plocyn

Guide Price £640,000

A very well cared for detached stone built farmhouse with accommodation set over three floors with a host of ancillary outbuildings with established creatively landscaped gardens.



NO ONGOING CHAIN

Well-balanced accommodation arranged over three floors.

Lower ground floor - office, workshop and store.

Ground floor - porch, hallway, sitting room, dining room and kitchen.

First floor – four double bedrooms of which one is currently a dressing room with separate family bathroom and en-suite shower room.

A range of outbuildings, including garages, workshops, studio, pigsty and store.

Subject to relevant planning permission being granted the 'L' shaped outbuilding offers great scope to enhance the property further.

Stunning landscape walled gardens, garden room, lawns and a working kitchen garden.

Great connectivity to the amenities of Llantrisant old town, Talbot Green shopping centre and village. M4 corridor easily accessible.





A very well cared for, detached, stone built farmhouse with accommodation set over three floors with a host of ancillary outbuildings with established creatively landscaped gardens.

A laid flagstone entrance porch with timber door, and window allowing natural light to come in, leads to a traditionally tiled entrance HALL, accessible via a decorative glazed, timber door. An original straight carpeted stairs leads to the first floor with door under to lower ground floor level. In addition, a part-glazed rear door enhances the natural light levels whilst also allowing access to the rear. The balanced accommodation continues with a dual aspect LIVING ROOM, which runs front to back with laid carpet, original beams to ceiling with a natural stone fireplace, inset wood burner providing a functional and stylish focal point. Opposite, a flagstone formal DINING ROOM enjoys views to the front. A traditional cast iron fireplace and surround with beamed ceiling and connecting door to the rear KITCHEN/BREAKFAST ROOM. Honeycomb tiled flooring, spotlights and under cabinet lighting fitted. An array of wall and base mounted units with complementing countertops extend into a breakfast peninsula. Appliances to remain include: a freestanding oven, grill and hob, dishwasher, washing machine and low level fridge. A window frames the rear garden beautifully, with an elevated vantage point enjoyed.

Upstairs, off a spacious landing are four double bedrooms. Two are garden facing to the rear with good head height, laid carpet and pendant ceiling lights. The other two lie to the front of the property with a family bathroom in-between. In its current form, BEDROOM ONE is garden facing with large window to the rear with a connecting doorway to a DRESSING ROOM/BEDROOM TWO. A compact EN-SUITE SHOWER ROOM comprising a WC, wall-mounted sink with enclosed shower cubicle to the side. BEDROOM THREE is a double in size with fitted carpet and large window to the front. HOME OFFICE/STUDY (bedroom 4) has stunning elevated views to the rear garden with open shelving. The fully tiled FAMILY BATHROOM offers a four piece suite with a modern wall hung WC, hand basin with

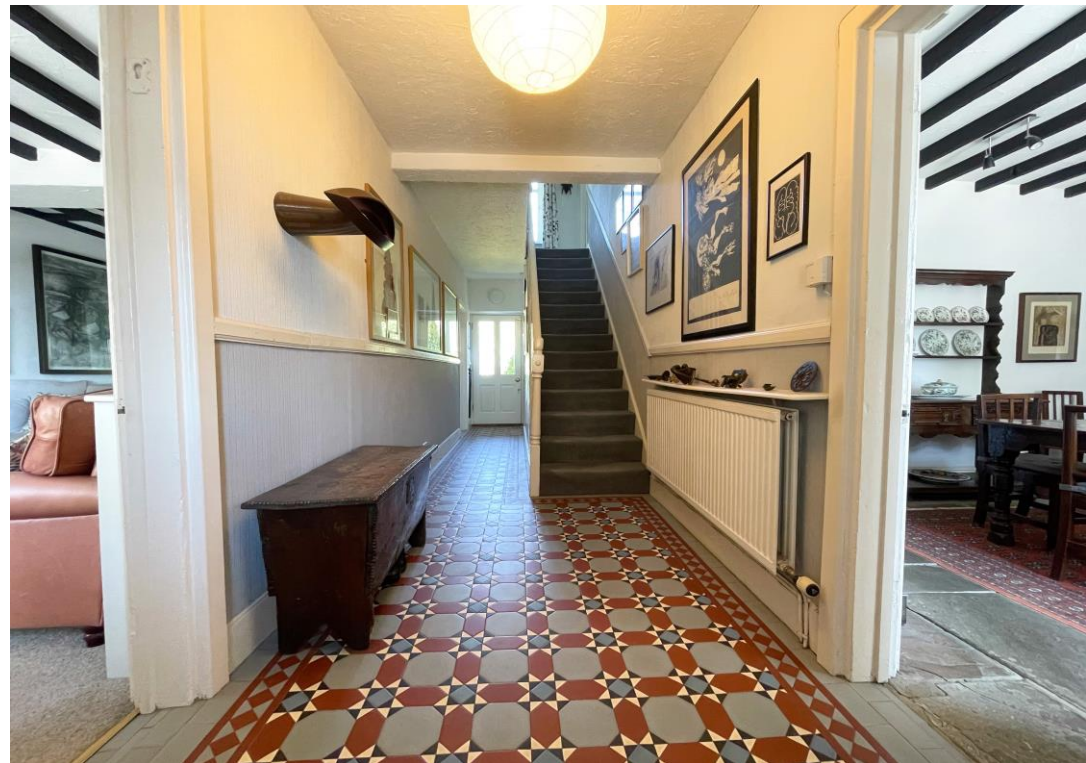
vanity cupboards under. Bath and separate power shower enclosure with multiple LED spotlights and frosted window to the front elevation.

The lower ground floor is highly functional with level concrete floor, plastered and decorated walls and strip lighting fitted throughout. Accessible from an original stone stairs under the main hall and via the garden. Two connected rooms with a wide opening are currently used as a WORKSHOP and STORE. A light well over the workshop and working fireplace to the STORE with part-glazed door opening directly to the rear garden. A passage with more storage leading onwards to the office with door to driveway.

A gated entrance to the front leads to private driveway that offers parking for multiple vehicles. An 'L' shaped run of ancillary outbuildings offer secure garaging with a

DOUBLE GARAGE plus workshop with mezzanine storage over. Additional single garage with 'up and over' door. A split level room with excellent head height (currently used as artist studio), views and direct access to the rear garden with power and lighting installed. Perfectly usable in current form. This would offer scope to incorporate multi-generational living, business space or a rental opportunity subject to relevant permissions obtained.

The walled rear garden is an idyllic oasis offering great privacy. Lovingly curated by the current owners for over 30 years, the established hedging, lawns and planting create a truly pleasant space to relax and enjoy. A sizeable paved patio leads up to a timber constructed GARDEN ROOM, fully insulated with slate roof. A sunken ornamental gravel area offers a secluded space. Rounding off the garden through a formal arch lies the practical kitchen garden with vegetables beds, heritage fruit trees with garden shed and original pigsty providing useful storage options.





Directions

From Junction 34 of the M4 travel north along the dual carriageway signposted Llantrisant. Travel through two sets of traffic lights and directly over the first roundabout. Travel through the next set of traffic lights adjacent to 'Tesco' and at the next set of traffic lights, turn right following this road up to the hill passing 'Llantrisant Leisure Centre' on your right hand side. Upon reaching the mini roundabout take the second exit onto Cardiff Road where 'Ty Plocyn' will be the first property, immediately on your left as indicated by our 'For Sale' board. What3words - gadget.takes.covering

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.
Council Tax Band F
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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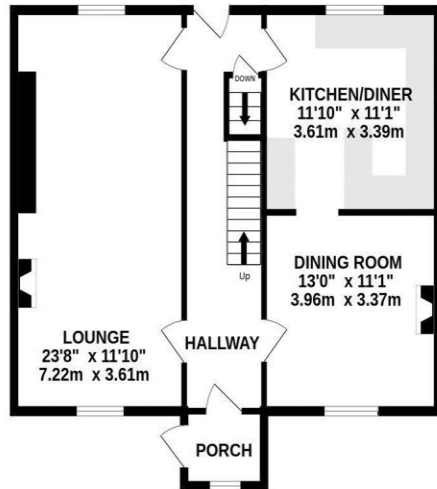
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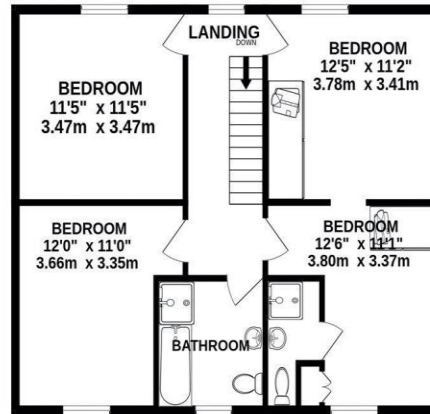
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



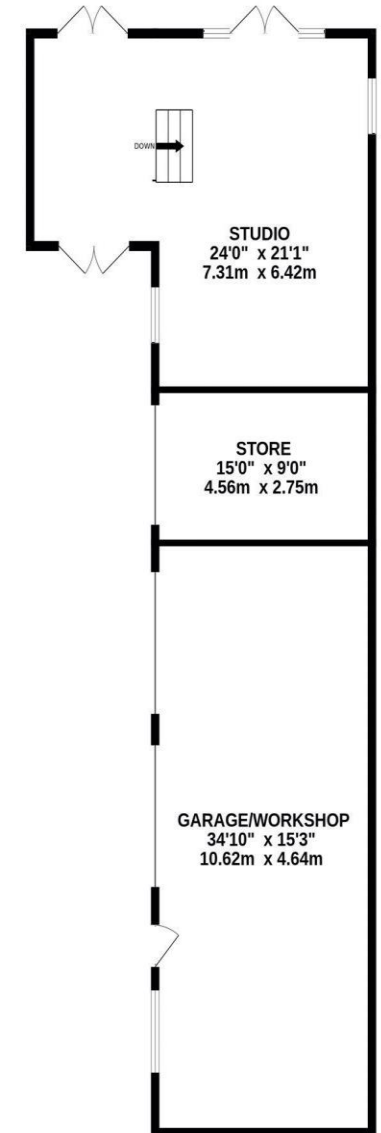
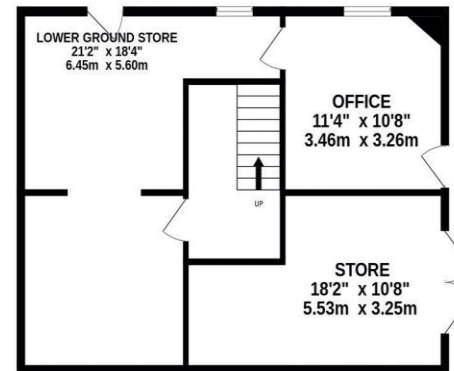
1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



2ND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



GROUND FLOOR
1726 sq.ft. (160.3 sq.m.) approx.



TOTAL FLOOR AREA : 3141 sq.ft. (291.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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